Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

156 Aitken Street, Williamstown Vic 3016

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,250,000		&	\$1,30	00,000				
Median sale price									
Median price	\$1,535,000	House	e X	Unit			Suburb	Williamstown	
Period - From	01/04/2017	to 3	1/03/2018		Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	3/24 Esplanade WILLIAMSTOWN 3016	\$1,300,000	06/03/2018
2	3/52 Thompson St WILLIAMSTOWN 3016	\$1,050,000	06/01/2018
3	4/74 Kororoit Creek Rd WILLIAMSTOWN NORTH 3016	\$952,000	07/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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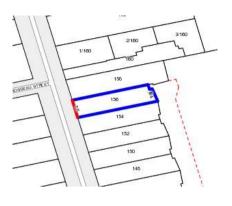
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



156 Aitken Street, Williamstown Vic 3016





Rooms: Property Type: Agent Comments Indicative Selling Price \$1,250,000 - \$1,300,000 Median House Price Year ending March 2018: \$1,535,000

Comparable Properties



Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 06/03/2018 Rooms: 4 Property Type: Townhouse (Res)



3/52 Thompson St WILLIAMSTOWN 3016 (REI) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 06/01/2018 Rooms: 6 Property Type: Townhouse (Res)

4/74 Kororoit Creek Rd WILLIAMSTOWN NORTH 3016 (REI) Agent Comments



Price: \$952,000 Method: Auction Sale Date: 07/04/2018 Rooms: 5 Property Type: Townhouse (Res) Land Size: 204 sqm approx

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